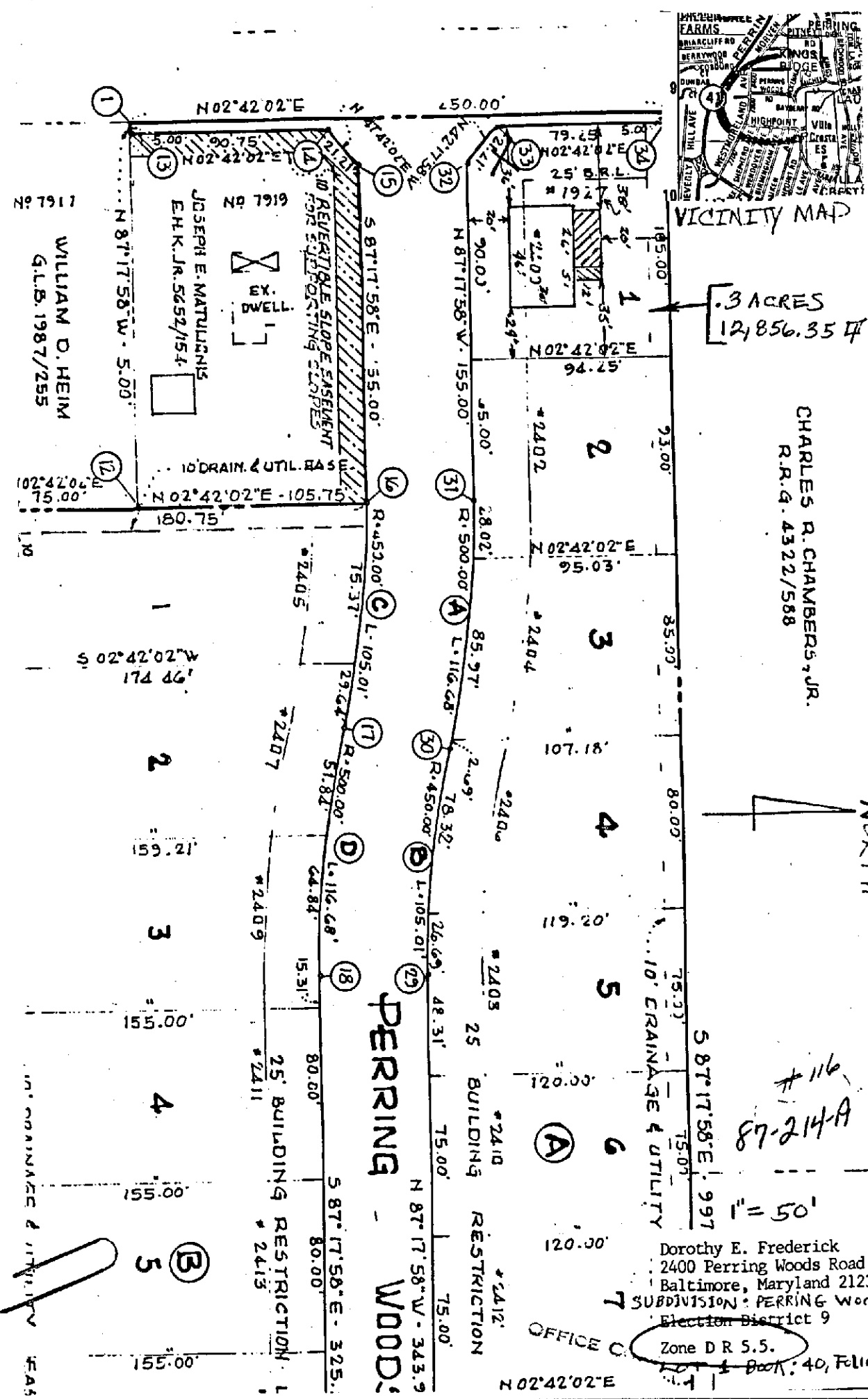




# WESTMORELAND AVENUE



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: November 7, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 87-197-A, 87-198-A, 87-200-A, 87-202-A,  
87-203-A, 87-204-A, 87-214-A, 87-215-A,  
87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP  
Director

NEG:JGH:slb

CPS-008

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS  
Bureau of Engineering  
Department of Public Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Dorothy E. Frederick  
2400 Perring Woods Road  
Parkville, Maryland 21234

RE: Item No. 116 - Case No. 87-214-A  
Petitioner: Dorothy E. Frederick  
Petition for Zoning Variance

Dear Ms. Frederick:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb  
Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

October 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 116 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dorothy E. Frederick  
Location: NE/C Perring Woods Road at the intersection of Westmoreland Avenue  
District: 9th.

#### APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Age (A.S.C. 111-1-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6' to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party structure wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached elevations above sea level for the lot and the finish floor levels including basement.
10. Comments:
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Norman E. Gerber, AICP  
Director

L/27/86

## BALTIMORE COUNTY, MARYLAND DEPARTMENTAL ORDER FOR DIRECT PAYMENT

Number DP-236673

DATE: December 2, 1986

PAYEE'S NAME AND ADDRESS	DESCRIPTION	CHECK AMOUNT
Patio Enclosures, Inc.	Refund of Miscellaneous Cash Receipt	\$ 35.00
P.O. Box 550	No. 025969	
Glen Burnie, Maryland 21061-0550	Case No. 87-214-A	
	Dorothy E. Frederick	

VENDOR NUMBER	SOCIAL SECURITY NUMBER	ACCOUNT NUMBER	ENG. PURCHASE ORDER	AMOUNT	# YEARS
		7 R-01-615-000		\$ 35.00	33

REQUESTED BY:

Zoning Office  
NAME OF AGENCY OR DEPARTMENT

- ☐ Send Check to Above Department  
☒ Mail Check to Payee  
☒ Enclosures to be Mailed With Check

APPROVED FOR PAYMENT:

Arnold Jablon  
Zoning Commissioner December 2, 1986

White Copy - To Finance Office  
Green Copy - For Department's File

OFFICE OF FINANCE

DATE



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

NOVEMBER 5, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986  
Item # 116  
Property Owner: DOROTHY E. FREDERICK  
Location: NE/C PERRING WOODS RD. AT  
THE INTERSECTION OF WESTMORELAND  
AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

September 29, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Dorothy E. Frederick

Location: NE/C Perring Woods Road at the intersection of Westmoreland Ave.

Item No.: 116 Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: C. H. Fields, Jr.  
Special Inspection Division

Noted and Approved: John F. O'Neill  
Fire Prevention Bureau

/mb

87-214-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
15th day of October, 19 86

Arnold Jablon  
Zoning Commissioner

Received by: James E. Dyer

Chairman, Zoning Plans  
Advisory Committee

Petitioner: Dorothy E. Frederick  
Petitioner's Attorney



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

Rec'd  
12-3-86  
87-214-A

October 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for  
items number 102, 116, 117, 118, 120, 121, 123, and 126.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt



RIC-LEE CORPORATION  
T/A PATIO ENCLOSURES, INC.

P.O. BOX 550  
GLEN BURNIE, MARYLAND 21061-0550  
301-760-1919

November 24, 1986

Arnold Jablon  
Zoning Commissioner  
Baltimore County Zoning Office  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Subject : Case No. 87-214-A  
Dorothy E. Frederick  
2400 Perring Woods Rd.  
Parkville, Md. 21234

Dear Mr. Jablon:

We are requesting the return of the variance filing fee and cancellation  
of the posting sign and advertizing charges, due to an error in determining the  
set back requirements for the above subject property. This error made by the  
zoning department at the time of filing the building permit.

The zoning office has requested the cancellation of the hearing set for  
Monday, December 1, 1986, at 9:30 a.m.

Sincerely

*R. L. Tice*  
R. L. Tice  
Agent

RLT/vlm

cc: Dorothy E. Frederick

RECEIVED  
DEC 1 1986

ZONING OFFICE

11/24/87

There are  
Still Outstanding  
Costs from Towson  
Times 38.25

11/26/86  
Total 1 sign  
\$ 178.00

11/24/87 Letter coming in  
Withdrawing Petition re  
error on part of Technician taking  
it in.

Refund will have to be  
given to Person per Stella  
after letter comes in. *pled*